



## **CITY OF SUNNYVALE ZONING ADMINISTRATOR HEARING**

**MINUTES  
Wednesday, October 13, 2010**

**2010-7634:** A Parcel Map and Use Permit to convert an existing duplex to condominiums and expand the existing garage located at **152 S. Bernardo Avenue**. (APN: 161-29-007)  
NC

In attendance: Ron Halfhill, Contractor; Mary Springer, Neighbor; Gerri Caruso, Zoning Administrator Hearing Officer; Noren Caliva, Project Planner; Luis Uribe, Staff Office Assistant.

**Ms. Gerri Caruso**, Zoning Administrator Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Ms. Caruso announced the subject application.

**Noren Caliva**, Project Planner, presented the item and noted that there is no change to the number of units and that the actual living units will not be expanding.

**Ms. Caruso opened the public hearing.**

**Ron Halfhill**, Contractor, received and reviewed a copy of the report and had no questions or comments at the time.

**Mary Springer**, Neighbor, submitted a letter and stated her concerns regarding management of the property. She also stated that she was concerned about more vehicles being parked on the street due to visitors and with the extension of the building, she is afraid the building will not match the neighborhood. Ms. Caruso stated that the number of bedrooms will remain the same and only the garage is being expanded. Ms. Caliva stated that the maintenance issues will be spelled out as to how the owners take care of things that come up with the structure as well as landscaping.

Mr. Halfhill stated that he understands the neighbors concerns and noted that they will have to submit plans to the building division and they will have to meet landscaping and building codes. It is Mr. Halfhill's intention to set an example and have this structure be and upgrade for the neighborhood.


**Ms. Caruso closed the public hearing.**

**Ms. Caruso approved the application subject to the findings and conditions of approval.**

**Ms. Caruso stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.**

The meeting was adjourned at 2:16 p.m.

Minutes approved by:

  
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Gerri Caruso, Principal Planner